

CHERRY LANE, WARWICK CV35 8SP



A lovely three bedroom detached home in a popular residential area with fabulous road and rail links.

- Detached Home
- Three Good Sized Bedrooms
 - Living Room
 - Dining Room
 - Kitchen
- Downstairs WC and First Floor Shower Room
 - Driveway and Garage
 - Enclosed Rear Garden
- Popular Residential Area with Easy Access to Road Networks and Warwick Parkway Train Station
 - EPC -

3 BEDROOMS

PRICE GUIDE £375,000

Located on Cherry Lane, Hampton Magna, Warwick, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter the home, you are greeted by a warm and inviting atmosphere, enhanced by natural light that flows through the spacious living areas. The layout is thoughtfully designed, providing both privacy and a sense of togetherness. The kitchen is well-equipped, making it a wonderful space for culinary enthusiasts to create delicious meals and entertain guests.

The bedrooms are generously sized, offering ample storage and the potential for personalisation to suit your style. The surrounding area is peaceful, providing a serene environment while still being conveniently located near local amenities, schools, and transport links.

Outside, the property boasts a lovely garden, perfect for enjoying sunny days or hosting gatherings with family and friends. The detached nature of the house ensures a sense of privacy, making it a perfect retreat from the hustle and bustle of daily life.

In summary, this three-bedroom detached house on Cherry Lane is a fantastic opportunity for anyone looking to settle in a desirable location in Warwick. With its spacious interiors, lovely garden, and proximity to local conveniences, it is a property that truly deserves your attention.

Frontage

At the front of the property there is a brick weave driveway providing off road parking for a number of cars and access into the garage, bin store area and workshop. The remaining garden is laid to lawn with an established tree,

Covered Porch 7'0" x 4'3" (2.153 x 1.307)

Stepping into the covered porch via the glazed sliding door, with glazed panel to the side and windows to side elevation. Wall mounted light point and wood effect flooring.

Entrance

Via a solid wood door you gain access into the entrance hall. With an obscure glazed window, carpeted stairs to first floor landing, wood effect flooring, light point to ceiling and access to the large understairs storage cupboard where the Worcester combi boiler is house, which is approx 2 years old.

Guest WC 3'0" x 5'4" (0.915 x 1.647)

Having a low level flush wc, pedestal wash hand basin, light point ot ceiling, obscure glazed window to side elevation, tile effect flooring

Dining Room 8'5" x 10'6" (2.587 x 3.209)

maximum measurements

Continuing through the property you enter the dining room, which is open to the living room, creating a great entertaining space.

Having large obscure glazed window to side elevation, light point to ceiling, a radiator, continuation of the wood effect flooring and a built in shelving unit with lighting.

Living Room 11'2" x 12'5" (3.420 x 3.795)

This inviting room has a large glazed sliding door with glazed panel to the side, allows lots of nature light into the room and offers views of the rear garden and countryside beyond.

Having light point to ceiling and two wall mounted light points, continuation of the wood effect flooring, electric fire set within a stone surround, mantle and hearth, and a radiator.

Kitchen 12'10" x 9'7" (3.920 x 2.934)

Completing the downstairs is the kitchen, which has a large window to rear elevation and obscure glazed window to front elevation, and a partly glazed door with match glazed unit to the side that gives access into the rear garden.

Having a range of wall and base units, single bowl stainless steel sink and matching drainer set into worksurface with tile backsplash, space and plumbing for a washing machine, space for a tumble dryer, space for separate undercounter fridge and freezer, space for a freestanding cooker, tile effect flooring, a radiator and light point to ceiling.

Landing

Returning to the entrance hall, carpeted dog leg stairs lead up to first floor landing, with an obscure glazed window on the the half landing and main landing. Having light point to ceiling, carpet to floor, access to storage cupboard and access to loft void which has a ladder and some boarding

Bedroom One 10'11" x 12'5" (3.346 x 3.797)

maximum measurements including depth of wardrobes.

Located at the rear of the property with lovely viewing out the window looking over the neighbouring roofs to the countryside beyond. Having a run of built in wardrobes and drawer stack, wood flooring, light point to ceiling and a radiator.

Bedroom Two 12'2" x 8'11" (3.712 x 2.723)

Located at the front of the property with a large built in wardrobe, window to front elevation, light point to ceiling, wood flooring and a radiator.

Bedroom Three 9'8" x 8'7" (2.948 x 2.623)

Located at the rear of the property, and another double bedroom on offer. Having window to rear elevation, light point to ceiling, wood flooring and a radiator.

Shower Room 5'5" x 5'10" (1.668m x 1.792m)

Completing the upstairs is the shower room, having a low level flush wc, large walk in shower cubicle with raindrop shower head and hand held shower attachment, pedestal wash hand basin with a mirror fronted, wall mounted cabinet above, obscure glazed windows to side elevation, a radiator, walls are tiled to full height and there is wood effect flooring

Outside

Stepping out from the kitchen in to the rear garden there is a paved patio area, two steps down lead to a lawned area of the garden and a paved path leads to a further area of hard standing, brick raised planter. the garden benefits from being East facing, is fully secure and has mature trees and shrubs.

To the side of the property there is a covered and secure walkway and benefits from light and power.

To the front of the property there is a single garage with power.

Garage 7'10" x 16'7" (2.410 x 5.075)

Accessed from the drive and benefiting from having power and light.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



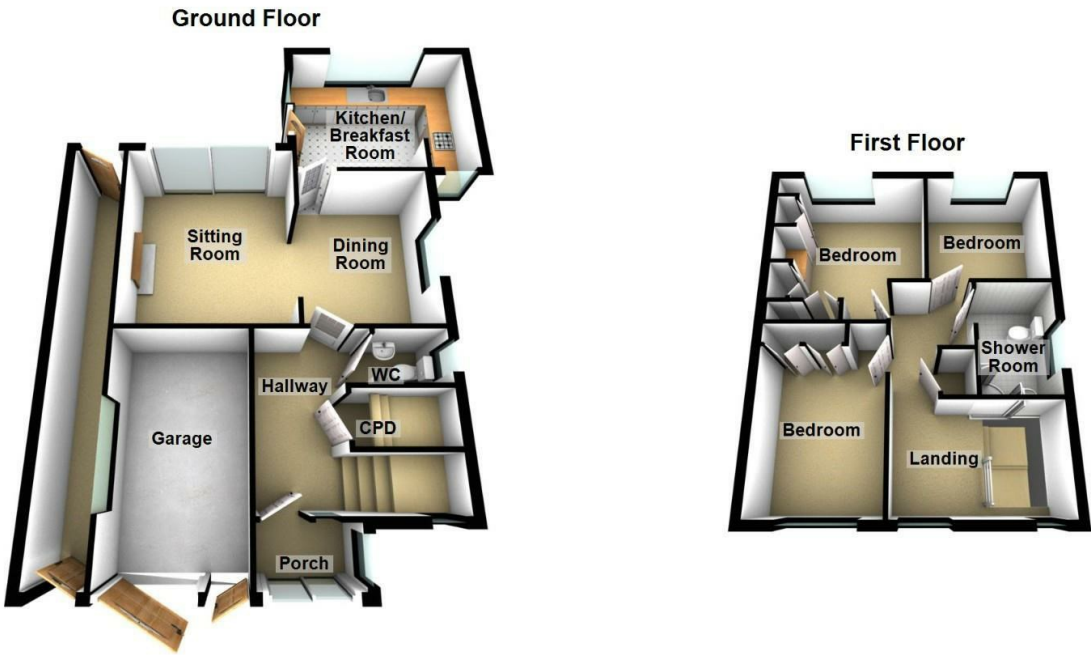












Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk